

EXCLUSIVE LISTING!

14.86 +/- Acres Listed for \$649,000
In the Beautiful Moapa Valley , Nevada 89040



- APN- 070-02-201-010- Zoned IL-Light Industrial-9.79 +/- Acres
- APN 070-02-201-009- Zoned RS40-Residential minimum 40,000 SF per lot-5.06 +/- Acres
- Clark County jurisdiction
- Total 2026/27 Taxes are \$1,955.27
- Located about 60 miles northeast of Las Vegas, Moapa Valley sits between the expansive Lake Mead National Recreation Area and the Valley of Fire State Park.
- A 1" water meter currently services these parcels. A 14" water main parallels Moapa Valley Blvd on the South side.
- Moapa Valley has about 6,600 residents and spans Overton, Logandale, Glendale and Moapa
- The Muddy River, a tributary of the Colorado River, empties into Lake Mead.
- The Logandale Trails system contains over 200 miles of marked trails for OHV, horseback and biking.
- This gorgeous and scenic rural area would be perfect for those who embrace the smaller town living and natural areas.



Mark Anthony Rua
Brokers

S.026655

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
Cell: 702-595-6244



The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

14.86 +/- Acres Listed for \$649,000



Mark Anthony Rua
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
Cell: 702-595-6244



The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

Las Vegas to Moapa Map

Take I-15 to Rte 169/Moapa Valley Blvd exit/ For longer scenic drives, take Northshore Rd from Las Vegas through Lake Mead Recreation Area



Mark Anthony Rua
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
Cell: 702-595-6244



The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

